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34 Leighton Road, Knowle, Bristol, BS4 2LL

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Guide Price £410,000

A great opportunity to purchase a 2 Bed terraced Victorian, extended, terraced home on Leighton Road in upper Knowle with NO ONWARD CHAIN

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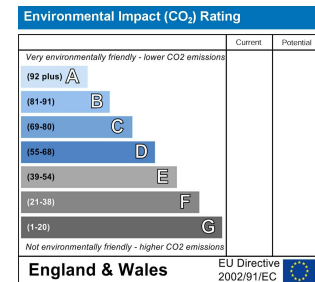
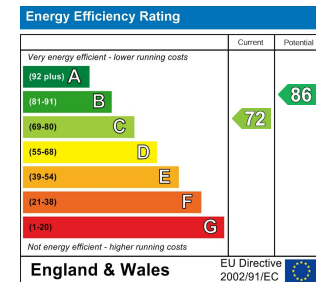
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

uPVC double glazed door to front, stripped floorboards, stairs rising to first floor

lounge

14'11" x 9'6"

uPVC double glazed bay window to front, feature fireplace, radiator, stripped floorboards

Kitchen/ Dining Room

kitchen - 18'9" x 8'1" - dining area - 15'3" x 11'

Kitchen - uPVC double glazed window to side, range of wall and base units with worksurface above, sink drainer, gas hob with extractor above, integrated ovens, space for upright fridge and freezer, plumbing for washing machine, uPVC double glazed patio doors to rear, stripped floorboards

Dining area, feature fireplace, radiator, stripped floorboards and door to shower room

Wet Room

3'4" x 6'2"

uPVC double glazed window to rear, low level w.c. plumbing for wash hand basin, mixer shower, tiled floor to ceiling

Landing

Doors to rooms, loft access, carpet

Bedroom One

14'4" (into bay) x 14'3"

uPVC double glazed bay window to front, feature fireplace, radiator, stripped floorboards,

Bedroom Two

11'6" x 7'3"

uPVC double glazed window to rear, radiator,, stripped floorboards

Bathroom

8'9" x 7'4"

uPVC double glazed window to rear, three piece suite, radiator, tiled flooring

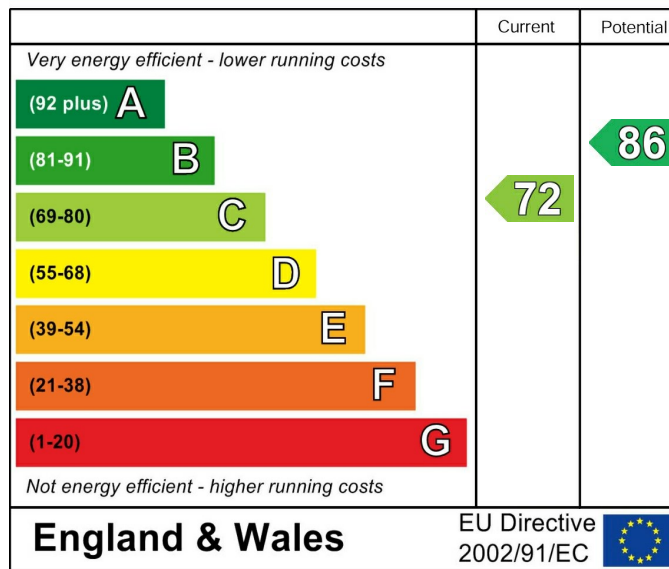
Rear Garden

Fully enclosed with gated access to rear lane, lawn area, flower boarders shrubs and trees

Front Garden

Steps up to front entrance door

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









